



BUILDING AREA CALCULATIONS FOR RED BLUFF SITE

AREA	EXISTING	PROPOSED	ALLOWABLE PER BASE GR ZONING
BASEMENT	- gsf	3,000 gsf	
FIRST FLOOR	20,203 gsf	20,187 gsf	
SECOND FLOOR	1,747 gsf	16,107 gsf	
THIRD FLOOR	- gsf	13,708 gsf	
TOTAL ENCLOSED GSF	21,950 gsf	53,002 gsf	53,003 gsf
FAR	0.41 :1	1.00 :1	1.00 :1
BUILDING COVERAGE	38.12%	55.86%	75.00%

BUILDING AREA BY USE	EXISTING	PROPOSED
AUTO/MOTORCYCLE REPAIR	13,400 sf	- sf
COMMERCIAL KITCHEN	5,250 sf	- sf
VACANT	3,300 sf	- sf
HOTEL (79 ROOMS)	- sf	48,916 sf
RESTAURANT	- sf	4,086 sf
TOTAL	21,950 sf	53,002 sf

PARKING CALCULATIONS FOR RED BLUFF SITE

REQUIRED PARKING USE	PARKING RATIO	SPACES	ACCESSIBLE
HOTEL	0.8 PER ROOM	64	3
RESTAURANT	10 PER 1,000 GSF	41	2
TOTAL REQUIRED		105	5 (1 VAN)

PROVIDED PARKING	SPACES	VAN	ACCESSIBLE
SURFACE LOT	15	1	5
STREET PARKING	18	0	0
GARAGE (ACROSS STREET)	72	0	0
TOTAL PROVIDED	105	1	5

IMPERVIOUS COVER CALCULATIONS FOR RED BLUFF SITE

TOTAL SITE AREA	53,003 sf
SITE AREA IN PRIMARY SETBACK	25,423 sf
SITE AREA IN SECONDARY SETBACK	27,580 sf

NOTE: EXISTING IMPERVIOUS COVER CALCULATIONS BASED ON ALTA/ACSM LAND TITLE SURVEY BY 4WARD LAND SURVEYING DATED APRIL 24, 2014

EXISTING IMPERVIOUS COVER IN PRIMARY SETBACK

BUILDING A	3,338 sf
BUILDING B	2,211 sf
CONCRETE WALK	7 sf
WOOD DECK	306 sf
TIN SHED	37 sf
TIN SHED	51 sf
CONCRETE STEPS	21 sf
WOOD STEPS	12 sf
CONCRETE STEPS	11 sf
DOG HOUSE	18 sf
WOOD DECK AND RAMP	89 sf
COVERED CONCRETE	117 sf
STONE PAVERS	98 sf
IMPERVIOUS GRAVEL	151 sf
CONCRETE PAVING	4,143 sf
TOTAL IMPERVIOUS	10,610 sf
	41.73%

PROPOSED IMPERVIOUS COVER IN PRIMARY SETBACK

BUILDING A	3,338 sf
BUILDING B	2,211 sf
WOOD DECK	550 sf
CONCRETE PATIO	1,471 sf
CONCRETE PAVING	3,040 sf

EXISTING IMPERVIOUS COVER IN SECONDARY SETBACK

BUILDING A	14,328 sf
BUILDING B	626 sf
CONCRETE PAVING	9,288 sf
CONCRETE WALK	25 sf
TOTAL IMPERVIOUS	23,968 sf
	86.90%

PROPOSED IMPERVIOUS COVER IN SECONDARY SETBACK

BUILDING A	19,351 sf
BUILDING B	1,870 sf
CONCRETE PAVING	2,276 sf
CONCRETE WALKS/PATIOS	472 sf
TOTAL IMPERVIOUS	23,968 sf
	86.90%

TOTAL EXISTING IMPERVIOUS COVER	34,577 SF
	65.24%

TOTAL PROPOSED IMPERVIOUS COVER	34,577 SF
	65.24%